



**REGULAR JOINT MEETING OF THE
CITY COUNCIL, SUCCESSOR AGENCY, MONTCLAIR HOUSING CORPORATION,
MONTCLAIR HOUSING AUTHORITY, AND MONTCLAIR COMMUNITY FOUNDATION**

to be held in the Council Chambers
5111 Benito Street, Montclair, California

Monday, August 15, 2022
7:00 p.m.

Remote Participation Information:

Zoom Link: <https://zoom.us/j/93717150550>
Dial Number: 1 (669) 900-6833
Meeting ID: 937-1715-0550

*If you want to submit a public comment or speak on an agenda item, including public hearing and closed session items, please complete a Speaker Card in the Council Chambers or online at <https://www.cityofmontclair.org/public-comment/>. The Mayor/Chair (or the meeting's Presiding Officer) will call on those who submitted requests to speak at the appropriate times during the meeting. Those who did not submit a request to speak who are present at the meeting location may raise their hand during Public Comment to request to speak. Those participating remotely may request speak using the "raise hand" function in Zoom or may dial *9 if on the phone, and then *6 to un-mute when called on to speak. Written comments (200-word limit per agenda item, and 200-word limit for all non-agenda items combined) and requests to speak can also be emailed to cityclerk@cityofmontclair.org at least one hour before the meeting begins.*

Video recordings of Council meetings are available on the City's website at <https://www.cityofmontclair.org/council-meetings/> and can be accessed by the end of the business day following the meeting.

AGENDA

- I. CALL TO ORDER** City Council [CC], Successor Agency Board [SA],
Montclair Housing Corporation Board [MHC],
Montclair Housing Authority Commission [MHA],
Montclair Community Foundation Board [MCF]
- II. INVOCATION**
In keeping with our long-standing tradition of opening our Council meetings with an invocation, this meeting may include a nonsectarian invocation. Such invocations are not intended to proselytize or advance any faith or belief or to disparage any faith or belief. Neither the City nor the City Council endorses any particular religious belief or form of invocation.
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. PRESENTATIONS**
 - A.** Recognition of the California 52nd Assembly District Veteran of the Year, Woman of the Year, and Business of the Year

- VI. PUBLIC COMMENT**

*During Public Comment, you may comment on any subject that **does not** appear on this agenda. Each speaker has up to five minutes. The meeting's presiding officer may provide more or less time to accommodate speakers with special needs or a large number of speakers waiting in line. (Government Code Section 54954.3).*

*If you did not submit a Speaker Card and would like to speak on an item on the **Consent Calendar**, please raise your hand during Public Comment to announce the agenda item you would like to provide comments on. The presiding officer will pull the item from the Consent Calendar and will then call on you to speak at the time of the item's consideration.*

Under the provisions of the Brown Act, the meeting bodies are prohibited from participating in substantial discussion of or taking action on items not listed on the agenda.

VII. PUBLIC HEARINGS

- A. Consider Adoption of Resolution No. 22-3366 Making Findings Pursuant to the California Environmental Quality Act and Approving Tentative Parcel Map No. 20474 and a Precise Plan of Design for a Proposed 302-Unit Residential Apartment Development Within the North Montclair Downtown Specific Plan on 9.96 Acres Located Approximately 200 Feet West of the Intersection of Monte Vista Avenue and Richton Street, West of the San Antonio Creek Channel at 4700 Huntington Drive [CC] 5
- B. Second Reading — Consider Adoption of Ordinance No. 22-999 Adding Chapter 4.76 to Title 4 of the Montclair Municipal Code Related to Imposing a Cannabis Business License Tax (Subject to Final Approval by the Voters at the November 8, 2022 General Municipal Election) [CC] 56

VIII. CONSENT CALENDAR

- A. Approval of Minutes
 - 1. Regular Joint Meeting — August 1, 2022 [CC/SA/MHC/MHA/MCF] 284
- B. Administrative Reports
 - 1. Consider Receiving and Filing of Treasurer’s Report [CC] 65
 - 2. Consider Approval of Warrant Register & Payroll Documentation [CC] 66
 - 3. Consider Receiving and Filing of Treasurer’s Report [SA] 67
 - 4. Consider Approval of Warrant Register [SA] 68
 - 5. Consider Receiving and Filing of Treasurer’s Report [MHC] 69
 - 6. Consider Approval of Warrant Register [MHC] 70
 - 7. Consider Receiving and Filing of Treasurer’s Report [MHA] 71
 - 8. Consider Approval of Warrant Register [MHA] 72
 - 9. Consider Authorizing the Destruction of Certain Obsolete Public Records Pursuant to the City of Montclair Records Retention Schedule [CC] 73
 - 10. Consider Authorizing the Purchase of a Vactor CNG 2110 Plus Sewer Cleaner Truck from Haaker Equipment Co. [CC]
Consider Declaring a 2004 International Combo Sewer Truck (Unit 314) as Surplus and Available for Auction [CC] 77
- C. Agreements
 - 1. Consider Amending the 2019-2024 Capital Improvement Program to Include the Holt Boulevard Median and Street Rehabilitation Project [CC]
Consider Approval of Agreement No. 22-84 with HR Green Pacific for the Preparation of Plans and Specifications for the Construction of Median and Street Rehabilitation Improvements on Holt Boulevard From Ramona Avenue to Benson Avenue, Subject to Any Revisions Deemed Necessary by the City Attorney [CC]
Consider Approval of Agreement No. 22-85 with AGA Engineers, Inc. for the Preparation of Plans and Specifications for the Construction of Traffic Signals Upgrades and Traffic Signal Interconnect and Broadband Fiber Optic Improvements, Subject to Any Revisions Deemed Necessary by the City Attorney [CC]

Consider Authorizing a \$503,000 Appropriation from 2021 Lease Revenue Bond Proceeds for Costs Related to Agreement Nos. 22-84 and 22-85 [CC]

Consider Authorizing a \$45,829.25 Design Services Contingency for the Project [CC]

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2. Consider Approval of Agreement Nos. 22-86, 22-87, and 22-88 with Montclair Little League and Golden Girls Softball League for Use of Ball Field Facilities, Subject to Any Revisions Deemed Necessary by the City Attorney [CC]

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3. Consider Approval of Agreement No. 22-89 with San Bernardino County for Access to the Sheriff's Automated Systems, Subject to Any Revisions Deemed Necessary by the City Attorney [CC]

Consider Authorizing Executive Director of Public Safety/Police Chief Robert Avels to Sign Agreement No. 22-89 [CC]

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4. Consider Approval of Agreement No. 22-90 with the San Bernardino County Office of Homeless Services to Accept an Award for the Homeless Housing, Assistance, and Prevention Program Round 2 (HHAP2), Subject to Any Revisions Deemed Necessary by the City Attorney [CC]

Consider Authorizing the City Manager to Sign Agreement No. 22-90 and Any Other Related Documents to Effectuate Related Programs [CC]

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D. Resolutions

1. Consider Adoption of Resolution No. 22-3342 Approving Agreement No. 22-26, an Affordable Housing Agreement Between the City, MHC, and MHA; Authorizing the Transfer of Certain Real Property located at 5072 Moreno Street to the Montclair Housing Authority; and Declaring the Real Property to be Exempt Surplus Land [CC]

Consider Adoption of Montclair Housing Authority Resolution No. 22-01 Approving Agreement No. 22-26, an Affordable Housing Agreement, and Accepting the Transfer of Certain Real Property from the City of Montclair [MHA]

Consider Adoption of Montclair Housing Corporation Resolution No. 22-01 Approving Agreement No. 22-26, an Affordable Housing Agreement [MHC]

Consider Authorization of a \$40,000 Appropriation from the Housing Trust Fund for Rehabilitation of the Property Located at 5072 Moreno Street [MHC]

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2. Consider Adoption of Resolution No. 22-3376 Making Factual Findings in Compliance with AB 361 for the Continuation of Public Meeting Teleconferencing During Public Health Emergencies for the Period of August 15, 2022, through September 14, 2022 [CC]

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IX. PULLED CONSENT CALENDAR ITEMS

X. COMMUNICATIONS

- A. Department Reports — None

B. City Attorney

1. Request for City Council to Meet in Closed Session Pursuant to Government Code Section 54956.8 Regarding Real Property Negotiations [CC]

Properties: APNs 1009-383-17-0000 and 1009-391-20-0000

Negotiating Parties: City of Montclair, Boyce and Green Inc. Ownership, and Cynthia L. Cox

City Negotiator: Edward C. Starr, City Manager

Under Negotiation: Recommendations Regarding Purchase Price

C. City Manager/Executive Director

D. Mayor/Chairperson

E. Council Members/Directors

F. Committee Meeting Minutes *(for informational purposes only)*

1. Personnel Committee Meeting — August 1, 2022 [CC]

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XI. CLOSED SESSION

XII. CLOSED SESSION ANNOUNCEMENTS

XIII. ADJOURNMENT

The next regular joint meeting of the City Council, Successor Agency Board, Montclair Housing Corporation Board, Montclair Housing Authority Commission, and Montclair Community Foundation Board will be held on Tuesday, September 6, 2022, at 7:00 p.m.

Reports, backup materials, and additional materials related to any item on this Agenda distributed to the meeting bodies after publication of the Agenda packet are available for public inspection in the Office of the City Clerk between 7:00 a.m. and 6:00 p.m., Monday through Thursday. Please call the City Clerk's Office at (909) 625-9416 or send an e-mail to cityclerk@cityofmontclair.org to request documents via e-mail.

If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (909) 625-9416 or e-mail cityclerk@cityofmontclair.org. Notification prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

I, Andrea M. Myrick, City Clerk, hereby certify that I posted, or caused to be posted, a copy of this Agenda not less than 72 hours prior to this meeting on the City's website at <https://www.cityofmontclair.org/agendas/> and on the bulletin board adjacent to the north door of Montclair City Hall at 5111 Benito Street, Montclair, CA 91763 on Thursday, August 11, 2022.